



MINUTES

**FORT MYERS BEACH TOWN COUNCIL
TOWN HALL – COUNCIL CHAMBERS
2523 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA 33931**

WORKSESSION

**Monday October 18, 2010
9:00 A.M.**

I. CALL TO ORDER

Mayor Kiker called the meeting to order at 9:00 a.m. Present with Mayor Kiker, Vice Mayor Raymond, Council members List, Babcock and Mandel along with Town Manager Stewart and Town Clerk Michelle Mayher.

II. PLEDGE OF ALLEGIANCE

All present participated in the Pledge of Allegiance.

Mayor Kiker noted in going through the packet for the evenings Council Meeting there were copies of minutes from the LPA meeting as well as other meetings' minutes that had not been included that would be beneficial to have before discussing topics on the agenda.

III. DISCUSSION OF RENTAL PROGRAM

Town Manager Stewart stated the topic was on the agenda to make sure Council had intended to move forward with the issue as well as constructing a time line and schedule of activities.

- Discussion of time line and schedule of activities
- Develop an ordinance, possibly vetted by public
- Should item go before any committee
- Move through a hearing and adoption

Vice Mayor Raymond reviewed some of the information he had accumulated regarding the proposed rental program.

- Addressed problems of the quiet zone and weekly rentals
- Identification on outside of building for a contact person if there was any problem

- Continuity of bed tax for not only seasonal rental but short term
- Consistent regulation, code compliance, protection for renter
- License fee to pay for property inspection, no property tax funds used
- Some revenue back to the town

Mayor Kiker indicated there was a need for a business case analysis, then a concrete introduction for the program, inquiring of Council if they were comfortable enough to move forward.

Vice Mayor Raymond stated all the rental agencies on the island were in favor of moving forward. Councilmember Babcock noted that the LDC required the town to have such a program indicating the programs from Marathon and Bonita provided good information.

Decision was made for staff to begin work on the issue and come back to Council with a business case along with a process to continue forward. Town Manager Stewart stated he would like to have information to present to Council by the first meeting of December.

IV. STATUS OF SEAFARER'S

Mayor Kiker reviewed the latest discussions regarding Seafarer's and the adjoining properties noting there were other partnerships requesting meetings with the town for further information on the entire block of properties.

Discussion began on the park/Gulf side property as well as the disposition of the Seafarer's property and building.

Councilmember Mandel indicated he was prepared to make a motion at the forthcoming Council Meeting to gain control and ownership of Seafarer's preferably by assuming the agreement with the TDC.

Council continued to voice their ideas, questions and scenarios on the issue as to whether the TDC had to be paid back, if the town could acquire the property simply by assuming the property from the county, whether the property could be exchanged with other adjoining property to provide Estero Boulevard options and what would ultimately be done with the property.

Councilmember Babcock felt the town was being pressured, indicating he would only be interested if the town was given the property as there would be significant costs to the town, feeling the wording in the letter of intent was critical.

The meeting continued with additional opinions and options on the Seafarer's property with continued hurdles over the wording used in the letter of intent to the BOCC. Mayor Kiker indicated he would compose the letter and have it ready for Council to review at the Council Meeting later in the day.

Recess: 10:35 a.m. Reconvene: 10:50 a.m.

V. UPDATE ON FINANCIAL ADVISOR

Town Manager Stewart advised Council Julie Santamaria from RBC Capital Investments had been retained to work with the town's attorney starting October 25th to prepare for the validation hearing.

VI. UTILITY BOND FUNDING

Town Manager Stewart indicated the town would not know whether they could move forward until the results of the validation hearing was revealed.

VII. 2011 BUDGET

Town Manager Stewart asked Council for feedback on a time line to have a draft budget in hand. December was decided on for a basic format to be given to Council to review. Mr. Stewart again reminded Council revenue diversity needed to be addressed and needed to be decided upon early on as in February or March.

VIII. CIP

Documents had been given to Council outlining Capital projects detail.

IX. TAX DAY RECAP AND DISCUSSION

Council discussed the feedback from the meeting as well as noting the DVD of the meeting was available. Suggestions were made to have next year's tax day seminar before the final budget hearing as well as before a decision on millage.

Councilmember Babcock also suggested a Town Hall Meeting possibly to be set up in two sections, one for tax and budget issues and another for any other topics.

Vice Mayor Raymond would like to see the town's emergency operation trailer taken to local events, man it with Council members to allow the public to present questions or suggestions.

Mayor Kiker also suggested the use of the Newton House as a meet and greet location.

X. ADJOURNMENT

Meeting Adjourned at 11:25 a.m.

Adopted _____ With/Without changes. Motion by _____

Vote: _____

Michelle D. Mayher, Town Clerk

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